



**19 High Street**

Saxilby, LN1 2LN



Book a Viewing!

**£210,000**

An immaculately presented Two Bedroom Mid Terraced Home, finished with modern fittings throughout and ready to move straight into. Offering well proportioned accommodation, this property is ideal for first time buyers or investors alike. The accommodation comprises of a porch, Lounge, Dining Room and modern fitted Kitchen. To the First Floor there are Two Double Bedrooms and a spacious Family Bathroom.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – A.

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

Saxilby is a medium sized village to the West of Lincoln. The village offers a wide range of local amenities including schools, shop, public houses and train station. There are regular bus and train services in and out of Lincoln.



## ACCOMMODATION

### PORCH

Accessed via a UPVC front door, leading directly into the main living accommodation.

### LOUNGE

13' 3" x 10' 10" (4.04m x 3.3m) A front facing reception room with UPVC double glazed window, radiator and feature fireplace with mantel surround.

### HALL

Providing access to both reception rooms with stairs leading to the first floor landing.

### DINING ROOM

11' 4" x 11' 1" (3.45m x 3.38m) A second reception space with UPVC double glazed window to the rear aspect, radiator and useful understairs storage cupboard.

### KITCHEN

13' 8" x 7' (4.17m x 2.13m) A modern fitted kitchen with a range of base units and work surfaces, incorporating gas hob and electric oven with extractor over, along with spaces for washing machine, tumble dryer, dishwasher and fridge freezer, laminate flooring, granite effect worktops, UPVC double glazed window to the side aspect, and frosted UPVC door providing access to the rear garden.

### FIRST FLOOR LANDING

Providing access to both bedrooms, bathroom, and loft access.



### BEDROOM 1

13' 1" x 10' 10" (3.99m x 3.3m) A front facing double bedroom with UPVC double glazed window, radiator, feature fireplace and over stairs storage cupboard.

### BEDROOM 2

11' 4" x 8' 2" (3.45m x 2.49m) A further double bedroom with UPVC double glazed window to the rear aspect and radiator.



### BATHROOM

A modern four piece suite comprising of a bath, separate shower cubicle, WC and wash hand basin with vanity storage, tiled splashbacks, lino flooring, radiator, spotlights, extractor and frosted UPVC double glazed window.

### OUTSIDE

To the rear there is a securely enclosed garden featuring a block paved patio area, lawn and a further seating space, complemented by mature borders. A pathway leads to the rear of the garden where there is off-road parking for one vehicle, along with a useful external store housing the wall mounted gas combi boiler. To the front the property is set behind a low level brick wall with a small, low maintenance front garden.





**WEBSITE**

Our detailed website show all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

**SELLING YOUR HOME – HOW TO GO ABOUT IT**

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

**REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO**

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

**BUYING YOUR HOME**

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

**GETTING A MORTGAGE**

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**NOTE**

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

**GENERAL**

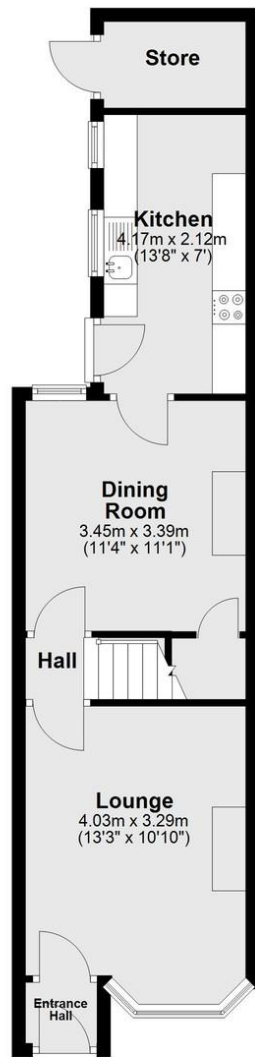
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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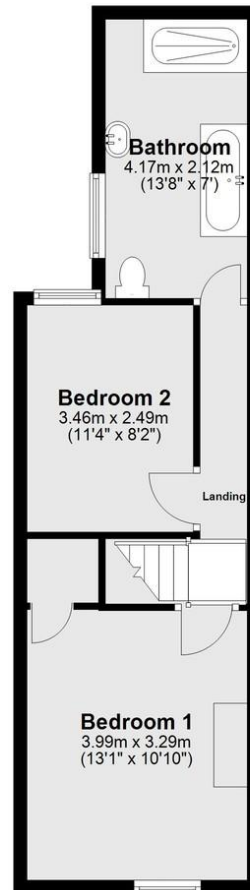
**Ground Floor**

Approx. 41.8 sq. metres (450.3 sq. feet)



**First Floor**

Approx. 37.5 sq. metres (404.1 sq. feet)



Total area: approx. 79.4 sq. metres (854.4 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG25 0EN  
01636 813971

46 Middle Gate  
Newark  
NG24 1AL  
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

